

**Planning Design and Access Statement for
Proposed Loft Conversion with Dormers at
21 Theobalds Road, Cuffley, Herts EN6 4HQ.**



View of the front of 21 Theobalds Road behind hoarding and showing dormers to roofs of 19 and 23 Theobalds Road.



View of the rear (east) elevation from the rear garden.

Site Assessment.

Physical.

The property is to the east side of Theobalds Road and is on land that slopes down away from the road to the rear boundary. The front of the bungalow is on the site approximately 10 metres from the back of foot path and has a drive to an integral garage on the north side of the bungalow. The rear garden is very long with the rear boundary 30.6m from the rear wall of the extended bungalow and contains some trees at 10.6 and 17 metres from the new rear wall of the bungalow. The bungalow was originally built in the 1930's and work to upgrade and extend the bungalow as approved by planning application 6/2023/0620/HOUSE is currently well underway. These works will make the bungalow a similar size to the neighbouring bungalows to the north and south at 19 and 23 Theobalds Road. However, unlike many other bungalows in the road including the neighbouring bungalows at 19 and 23 Theobalds Road the loft space was not included for conversion to a habitable space nor for dormers to be added.

This application is for a loft conversion with dormers of a volume of 40.5m^o which is less than the maximum volume allowed for dormers to be added under permitted development. The dormer design is very similar to the dormers that were added to 19 Theobalds Road and will have dormer cheeks set further from the front and rear roof verge. The first-floor layout will be different to 19 Theobalds Road because the position of the staircase has to allow for the approved ground floor layout.

Social.

The site is within a well-established residential area within walking distance of the shops on the High Road, bus stops and the train station. Many of the bungalows in the road have been extended because the plots are such a generous size and can provide ample space for off street parking and a large private rear garden.

Economic.

The economy of the area is linked broadly to local business and commuting into London.

Involvement.

The agent has discussed the possible loft conversion of the bungalow with the applicant.

Evaluation.

The bungalow is undergoing extensions and refurbishment as approved by planning application 6/2023/0620/HOUSE and has a roof void that can easily be converted to habitable use particularly if dormers are added to both pitches of the main roof similar to other bungalows in the road including the two adjacent bungalows.

Design.

The proposed dormers will be very similar to those recently added to 19 Theobalds Road.



View of the dormer to roof of 17 Theobalds Road.



View of the dormer to roof of 30 Theobalds Road.



View of the rear of 21 Theobalds Road and the dormers to roof of 23 Theobalds Road.



View of the rear of 21 Theobalds Road and the dormers to roof of 19 and 17 Theobalds Road.

Use.

The loft conversion will provide additional habitable space and easily accessible storage.

Amount.

The proposed dormers are of a volume of 40.5m^o which is less than could be added under permitted development, similar to the volume of the dormers to 19 Theobalds Road and less than the volume of dormers added to the roof of 23 Theobalds Road.

Layout.

The area of the approved linen cupboard will be used for the position of a new staircase to access the new first floor. First floor rooms, new linen cupboard and storage will be accessed from the new first floor landing.

Scale.

The approved footprint of the bungalow will be exactly the same and the dormers will be similar in size to other bungalows with loft conversions on Theobalds Road.

Landscaping.

The landscaping will be totally unaltered.

Appearance.

The frontage of the bungalow will retain the fundamental elements that are common with the other bungalows of Theobalds Road and have dormers like many neighbouring bungalows.

Access.

The principal pedestrian access will remain from the drive to the existing porch in the front elevation. Secondary access will remain via an external door to the utility room from the side path and via sliding folding doors to the kitchen/dining/living room and master bedroom off the rear deck.

Vehicles will continue to use the existing vehicle cross over to access the approved drive and integral garage.



View of the front of 18 Theobalds Road.



View of the front of 23 Theobalds Road